

UPTOWN COMMUNITY PLAN UPDATE

A Discussion on Public Facilities | City Planning & Community Investment

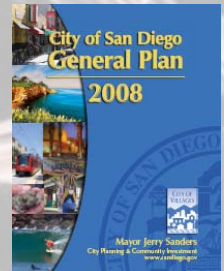
AGENDA

- ❖ Introduction
- ❖ General Plan (Public Facilities Element)
- ❖ Facilities Serving Uptown
- ❖ Development Impact Fees
- ❖ Financing Plan Update Process
- ❖ Questions & Feedback

Wednesday, May 26, 2010

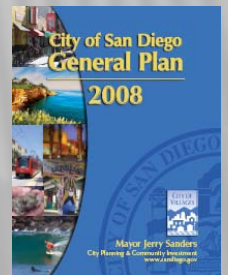
PURPOSE: PROVIDE PUBLIC FACILITIES/SERVICES TO SERVE EXISTING POPULATION/NEW GROWTH

- ❖ The City of San Diego has grown into a jurisdiction with two tiers:
 - ❖ Proposition A Lands (former Future Urbanizing Areas); and
 - ❖ Urbanized Lands (former Planned Urbanizing and Urbanized Areas)
- ❖ Uptown is an Urbanized Lands community



PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT

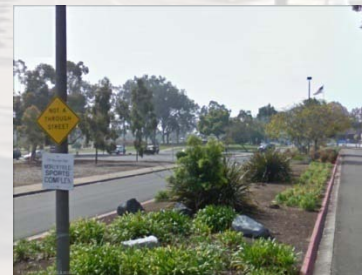
- ❖ Police
- ❖ Fire Rescue
- ❖ Library
- ❖ Schools
- ❖ Information Infrastructure
- ❖ Wastewater
- ❖ Storm Water Infrastructure
- ❖ Water Infrastructure
- ❖ Water Management
- ❖ Public Utilities
- ❖ Regional Facilities
- ❖ Healthcare Services
- ❖ Disaster Preparedness
- ❖ Seismic Safety



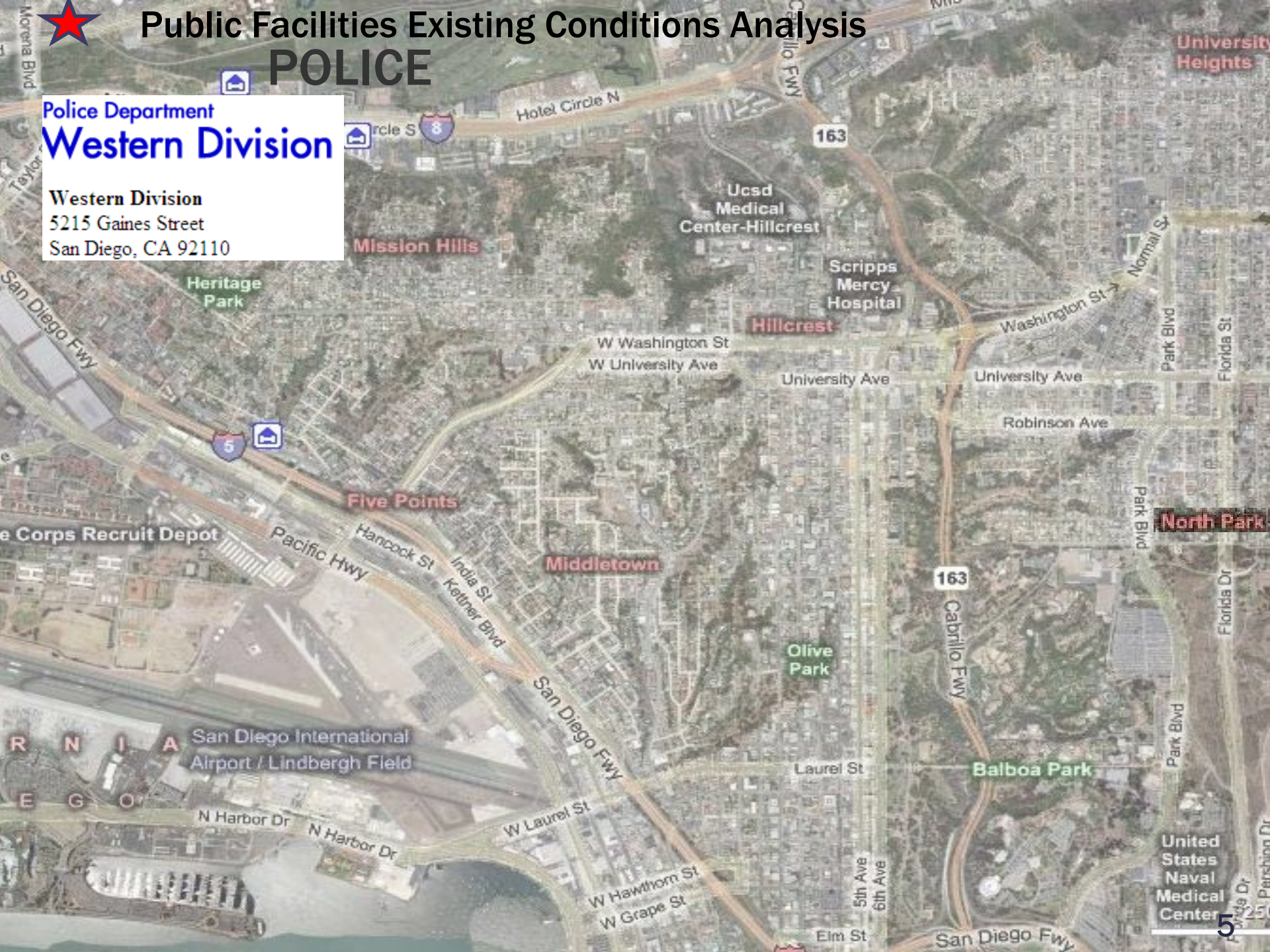
EXISTING FACILITIES

Today's Discussion:

- ❖ Police
- ❖ Fire
- ❖ Library
- ❖ Transportation*
- ❖ Parks*



* Not discussed in the Public Facilities Element of the General Plan, but DIF eligible.



Public Facilities Existing Conditions Analysis

POLICE

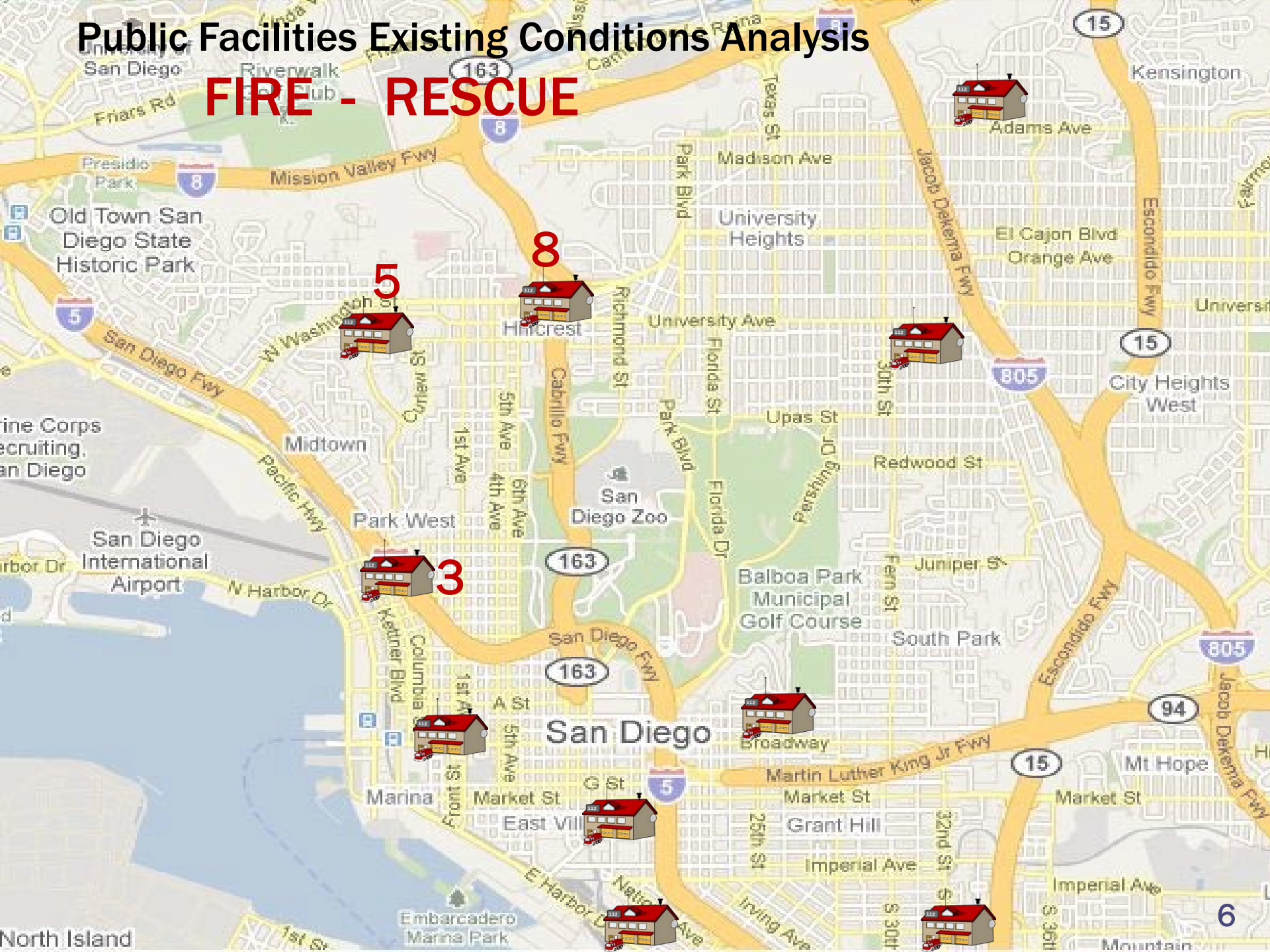


Police Department
Western Division

Western Division
5215 Gaines Street
San Diego, CA 92110

Public Facilities Existing Conditions Analysis

FIRE - RESCUE



Public Facilities Existing Conditions Analysis

LIBRARIES



Mission Hills/Hillcrest Branch – 3,850 SF



University Heights Branch – 3,749 SF



Proposed Main Central Library – 497,000 SF



Main Central Library – 144,000 SF

TRANSPORTATION

Network of projects including:

- ❖ Automobile
- ❖ Bicycle
- ❖ Pedestrian
- ❖ Public Transit



PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT

Goal: Implementation of financing strategies to address existing and future public facility needs citywide

Policies

- ❖ Invest in needed facilities
- ❖ Pursue, adopt, implement, and maintain diverse strategies
- ❖ Integrate all planning policies into the CIP
- ❖ *Maintain an effective facilities financing program*

DEVELOPMENT IMPACT FEES (DIF)

Policy: Maintain an effective facilities financing program to ensure new development is mitigated

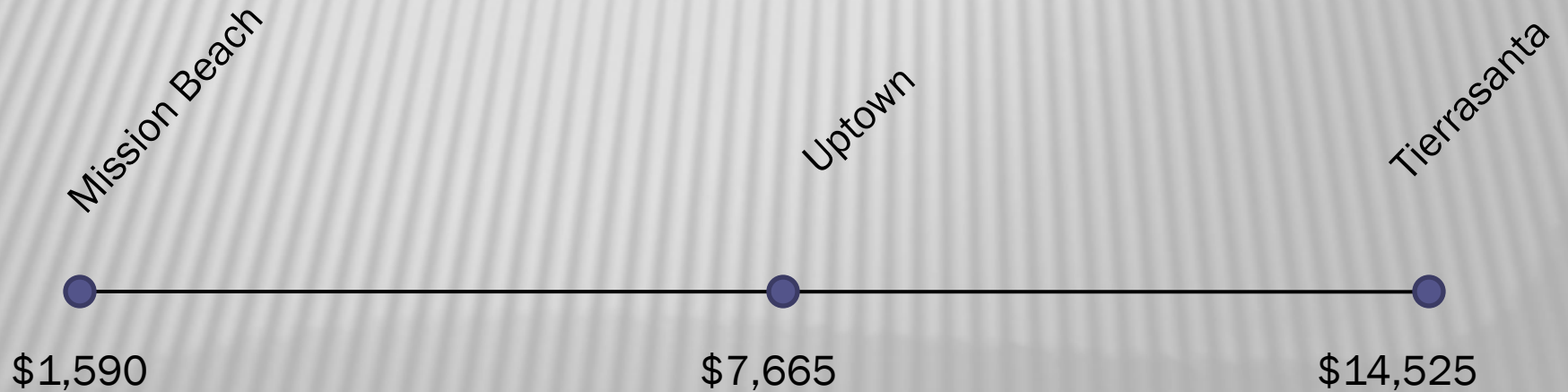
- ❖ Established in 1987
- ❖ Prop. 13 environment (post-1978)
 - ❖ Limited City's financial resources

State Law Criteria

- ❖ “Nexus” determination
- ❖ Proportionality/Fair share
- ❖ Equitable distribution of cost

UPTOWN- DIF FEE & COMPARISON

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Park & Rec	Library	Fire	Total per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1000 sq. ft. of Gross Building Area (GBA)
\$833	\$6,317	\$441	\$74	\$7,665	\$119	\$74



REVENUES & BALANCE

Total Revenues: \$9,098,000

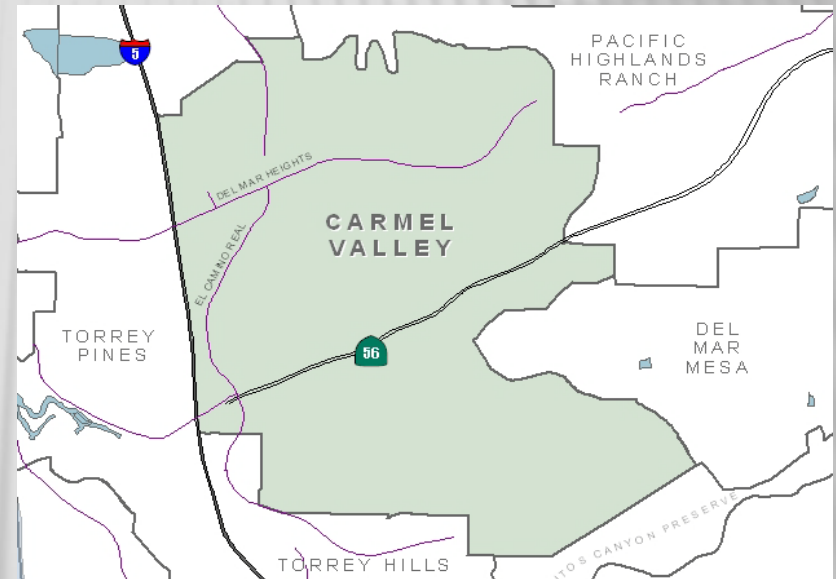
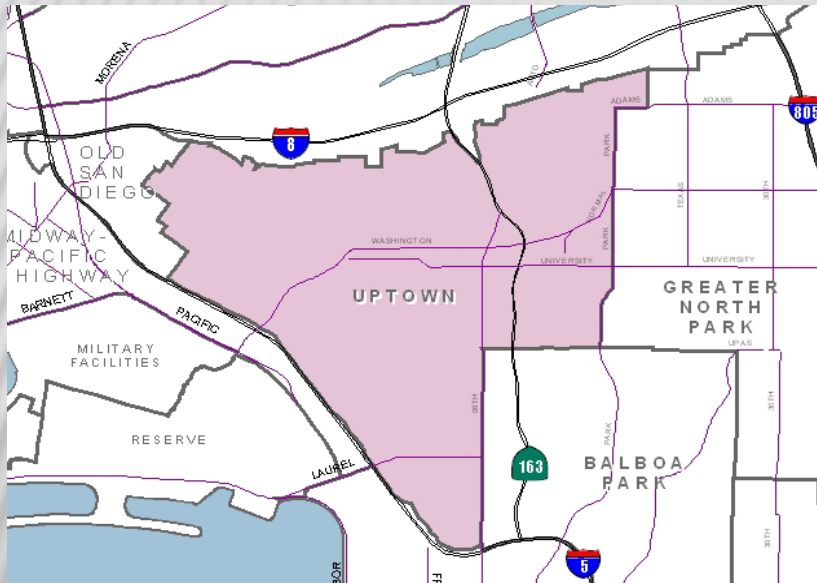
Remaining Balance: \$ 746,600

Major Projects*:

Project Name	Amount
Olive Street Park Acquisition and Development	\$2,000,000
Birney and Roosevelt Joint-Use Parks	1,120,000
First Avenue Bridge	811,000

COMPARISON

Tale of Two Communities:



Total # Dwelling Units: 22,700

Paid Fees: 3,300 (13%)
(# of Dwelling Units
Built After 1980's)

Total # Dwelling Units: 13,100

Paid Fees : 13,000 (99%)
(# of Dwelling Units
Built After 1980's)

UPTOWN FINANCING PLAN UPDATE PROCESS

- ❖ Schedule/Timeline
- ❖ Initiated when Transportation modeling complete and Circulation Element identified
- ❖ PFFP identifies facilities eligible for DIF funding
- ❖ Identifies other public facilities which serve the needs of the community but not eligible for DIF funding
- ❖ Promotes the joint use of facilities, services, and programs

A faded background image of a street scene in University Heights. A large archway spans the street, with a sign on top that reads "UNIVERSITY HEIGHTS". The archway has "EXIT UNIVERSITY HEIGHTS" written on its sides. The street is lined with palm trees and buildings. On the left, a building has a sign that says "UNIVERSITY HEIGHTS". On the right, a building has a sign that says "ANTIQUES". Several cars are parked along the street, and a few people are walking on the sidewalks. The sky is bright and cloudy.

QUESTIONS & FEEDBACK

REFERENCES

List of Acronyms & Abbreviations

CIP – Capital Improvement Program

DIF – Development Impact Fees

PFFP – Public Facilities Financing Plans

Prop. 13 – Proposition 13 (State-wide measure)

Prop. A – Proposition A (City-wide election)

Links

Uptown PFFP:

<http://www.sandiego.gov/planning/facilitiesfinancing/plans/uptown.shtml>

General Plan Public Facilities Element:

<http://www.sandiego.gov/planning/genplan/pdf/generalplan/adoptedpfelemfv.pdf>